

HISTORIC PRESERVATION ADVISORY TASK FORCE

Final Report of Findings and Recommendations

Louisville, Kentucky

May 31, 2017

The authentic character of Louisville Metro is recognized as an important component of the long-term vitality and health of the community. Along with retaining the historic fabric of our neighborhoods, central business district, and rural areas, there must be a way to integrate contemporary and healthy structures into the existing built environment. The combination of old and new building stock leads to a stronger and healthier community in terms of livability and quality of place.

The greater community has expressed a goal to develop a method for responding to preservation issues that need to be addressed at the beginning of the development process. There are buildings that have an intrinsic historic and architectural character that have not been fully identified for protection. Some buildings don't have significant historic value, but are important to the authenticity of Louisville. There are buildings that have lost historic integrity, and others that never had architectural significance. Louisville is comprised of many older neighborhoods that are valuable assets and serve to create a healthy community. At the same time, these neighborhoods benefit from renewal of their historic buildings and compatible infill of vacant properties. The Historic Preservation Advisory Task Force recognizes that older buildings and neighborhoods are valuable to our community identity and character which create a unique sense of place that is Louisville. Developing a more refined preservation plan for older properties and neighborhoods is a way to begin the conversation about what is important to the citizens of Louisville for long-term sustainability and cultural health.

Recognizing that sustainability, preservation, connectivity, and equity are all elements that create a healthy and vibrant city, Louisville Metro Government embarked on developing a more proactive approach in planning for the protec-

tion and preservation of the community's cultural and historic assets. The intent is to develop innovative preservation planning policies that value older buildings and encourage their reuse because they are important to the culture, streetscape, and neighborhoods that form the fabric of the community. Further, examining preservation through eight lenses of health – environmental, psychological, intellectual, spiritual, cultural, physical, nutritional, and economic – contributes to the overall health of the community. Through a strategic road map for preservation, there is the opportunity for transparency and predictability for all interested parties from developers to preservationists. A holistic preservation plan would help to set expectations for the redevelopment course for existing building stock.

The creation of the Historic Preservation Advisory Task Force provides an opportunity to develop new practices, and refine existing policies for preservation. Taking an intentional look at how Louisville Metro approaches the treatment of historic buildings and new construction for redevelopment within historic neighborhoods and landscapes in the future is the basis of the Historic Preservation Advisory Task Force.

From the early settlement history of Jefferson County, represented by the Tyler Rural Settlement District and Locust Grove, to the growth of business and industry embodied in the buildings of Whiskey Row and the numerous distilleries, warehouses, and mills that reflect Louisville's prominence and relationship to the Ohio River in the 19th Century, a vast collection of older building stock creates a community identity found nowhere else. Distinctive neighborhoods ring the central business district, representing various eras of architectural development from the shotgun houses in Butchertown, Portland, Smoketown, Germantown, and Clifton, to the Victorian-era mansions of Old Louisville, the Original Highlands, Cherokee Triangle, and Russell, to the Arts and Crafts-era houses found in Shawnee, Beechmont, Deer Park, and Chickasaw. Along with the historic built environment, Louisville is connected by a system of Parks and Parkways designed by Frederick Law Olmsted, along with other natural features such as Beargrass Creek, Harrods Creek, Floyds Fork, the Falls of the Ohio, and Jefferson Memorial Forest, which serve not only as environmental and cultural assets, but also as important points of reference in the historic development of our community.

Louisville has long been recognized for its wealth and quality of historic and cultural assets. There are 46 National Register districts, over 400 individually-listed National Register buildings, and over 12,000 identified historic resources within Jefferson County. Louisville has the distinction of having eight National Historic Landmarks. In 2015, the National Trust for Historic Preservation named Louisville as a National Treasure with the Heart of Louisville project led by the Preservation Green Lab. Since the enactment of the Landmarks Ordinance in 1973, seven local preservation districts have been created and over 80 local landmarks have been designated. The Landmarks Ordinance has served to create a path for preservation planning, and while the work of the Landmarks Commission remains a vital element for protecting older buildings, there are also opportunities to develop and incorporate new preservation tools to encourage preservation and redevelopment.

Mayor Fischer created the Historic Preservation Advisory Task Force (the "Task Force") in May 2016 to take a closer look at the issues surrounding preservation and development within Metro Louisville. A copy of the Executive Order creating the Task Force is attached hereto as Appendix A. The Task Force consisted of a representative of Mayor Fischer, a Metro Council member appointed by the Metro Council President,

and 21 citizen members appointed by Mayor Fischer. Appointees included developers, Landmarks Commissioners, representatives from Kentucky Heritage Council, Louisville Downtown Partnership, Building Industry Association of Louisville, Samuel Plato Academy, Institute of Healthy Air, Water, and Soil, and neighborhood representatives. The Task Force was staffed by the city's Historic Preservation Officer and Louisville Forward. Throughout the tenure of the Task Force, the Preservation Green Lab from the National Trust for Historic Preservation provided valuable technical assistance and support.

The primary goals of the Task Force were to devise a method to catalog our historic resources, identify the opportunities for re-use, and incentivize preservation and adaptive re-use in our community. The Task Force initiated work immediately to identify incentives and barriers to historic preservation in our community. Meetings for the Task Force were held in May through September to study existing policies and programs related to historic preservation within Louisville Metro Government, as well as at the state and federal levels. This process assisted the Task Force members to focus on key issues to improve preservation-related projects.

On November 1, 2016, the Task Force held a retreat at Gardencourt where the Preservation Green Lab team facilitated the discussion. The retreat aided the Task Force members in defining the salient issues and studying best practices from across the nation. Through presentations and break-out groups in the Task Force developed the key priorities for preservation policies as well as financial and technical incentives for redevelopment.

The Task Force submitted its initial findings and recommendations on December 1, 2016. Mayor Fischer accepted the report and asked the Task Force to also consider any financial impacts that could be associated with any of the final recommendations. (A copy of the Task Force's initial findings and Mayor Fischer's letter are attached as Appendix B)

Between January and May of 2017, the Task Force studied, refined, and prioritized the recommendations. The recommendations are inter-dependent and work best as a complete plan. The Task Force strongly encourages the implementation of all recommendations together as one document. These recommendations are intended to provide a road map to a balanced perspective on the approach to historic preservation in Metro Louisville.

Task Force Members

Keith Runyon – Co-Chair	Retired, Editorial Page Editor of the Courier-Journal
Carolle Jones Clay – Co-Chair	Republic Bank
Councilman Pat Mulvihill	Metro Councilman for District 10
Bob Vice	Historic Landmarks and Preservation Districts Commission
Donovan Taylor	Chickasaw Federation, Inc.
Stefanie Buzan	Iroquois Neighborhood Association
Portia Shields	Central KY AIA President/Architect
Lee T. Cory	President of River Fields
Reba Doutrick	Historic Landmarks and Preservation Districts Commission
Jim A. Turner	Samuel Plato Academy
Bill Weyland	Developer/City Properties Group
Pat Durham	Building Industry Association of Louisville
Kimberly J. Stephenson	Developer/Marian Development Group
Andy Blieden	Developer/Work The Metal
Scott Kremer	Architect
Colleen Crum	Sustainable Developer
Valle Jones	Developer/Mayin LLC
Rebecca Matheny	Downtown Partnership
Rachel Kennedy	Olmsted Parks Conservancy
Sam Watkins	Louisville Central Community Center
Lauren Heberle	University of Louisville
David L. Morgan	Kentucky State Historic Preservation Officer (ret.)

Ex-Officio/Non-Voting Members

Cynthia Elmore	Develop Louisville/Metro Historic Preservation Officer
Gretchen Milliken	Develop Louisville Office of Advanced Planning
Laura Ferguson	Louisville Forward Department of Economic Development
Joe Reverman	Develop Louisville Office of Planning and Design Services
Deborah Bilitski	Develop Louisville/Representative for Mayor Fischer

The Task Force assessed the current state of preservation policies and programs within Metro Government to gain an understanding of strengths and weaknesses and to form the basis for its recommendations. Through this analysis, the most significant observation is that Louisville does not have a comprehensive and coordinated scheme of programs and policies to support and encourage preservation. A review of the existing programs and policies revealed specific opportunities for improvement, expansion, and new ideas which, in total, would provide a comprehensive approach to preservation.

The existing Landmarks Ordinance has a strong statement of purpose which embraces cultural heritage and the built environment, but can be improved in several ways to better support a more holistic approach to preservation. The Landmarks Ordinance is unique in the nation in that it allows property owners and groups of citizens to initiate petitions for designation of properties rather than solely the Commission. However, improvements to the Landmarks Ordinance are needed to clarify process, economic hardship provisions, and incorporate current best practices. The Ordinance also allows for “eleventh hour” designation petitions which may lead to unintended consequences and rancor. Designating a property as a local landmark, which imposes stringent standards for improvements and demolition, may result in deterioration of historic properties if the owner does not have the resources or interest to rehabilitate.

Further, while designating historic resources may be an appropriate mechanism for preservation of historic resources in some cases, it is not necessarily the best approach in all circumstances. Currently, the Landmarks Ordinance is the only local regulatory tool available, and frequently is perceived as an anti-development tactic and barrier to growth. Specific improvements to the Landmarks Ordinance, along with development of complementary preservation tools and strategies, would greatly increase the overall effectiveness and broader value of historic preservation in our community.

Sound preservation planning through proactive identification and survey of significant buildings and places can inform property owners and the community to determine desired levels of protection and rehabilitation in advance of new development and redevelopment. There is also a clear need to provide economic incentives to encourage voluntary preservation and adaptive reuse efforts. Given the varied stock of older buildings and market conditions within Louisville, we must recognize that some emerging markets need to be supported with incentives and resources to make preservation a viable option. Implementing creative methods to enhance incentives through regulatory amendments, tax benefits, loan programs, partnerships with private lending institutions and non-profit organizations, and similar measures could be very effective. Continued advocacy for state and federal historic rehabilitation tax credits will also provide support to property owners across the economic spectrum to maintain and improved historic buildings.

A successful preservation program relies upon a regulatory scheme that is clear, consistent, predictable, and free of unnecessary obstacles to preservation activities. Improvement is needed in our current codes and regulations to remove impediments, increase flexibility and enhance development incentives for preservation. Further, the existing wrecking ordinance, which applies to non-designated buildings, does not require documentation for removal of historic structures, contains unclear notice provisions, and does not adequately address properties that have already gone through an extensive public review process. Finally, while creating an environment that fosters and promotes historic preservation and rehabilitation must be the focus in creating an effective preservation program, consistent and meaningful enforcement is needed as well.

Compounding the challenges to preservation is a general lack of awareness of and appreciation for the economic, social, and cultural benefits historic preservation which contribute to the health, vitality and sense of place of a community. In addition to increasing property values, maintaining the historic fabric of a community has been demonstrated to enhance quality of life, thereby attracting population, business, and tourism. Increasing public outreach efforts and developing stronger partnerships among Metro Government, financial institutions, builders and developers, neighborhood groups, nonprofit organizations, and other stakeholders will ultimately elevate the dialogue about preservation and rehabilitation of older buildings and neighborhoods. Through greater public awareness, along with the other recommendations of this report, we can begin to integrate a culture of preservation into our community.

The following recommendations are not in order of priority. Rather, they are interdependent and should be read together as a complete plan.

RECOMMENDATION 1: Develop a comprehensive program of financial incentives to support preservation and rehabilitation of historic resources.

- ◆ To ensure equitable access and encourage proactive care, focus on a local incentive targeted to promote general maintenance for historic buildings that could be available to all property owners.
- ◆ Develop financial incentives and tools to foster redevelopment of historic buildings such as tax increment financing, expansion of Property Tax Moratorium to facilitate the preservation, rehabilitation, and redevelopment of historic resources, waiving development fees, and others.
- ◆ Consider expanding a low-interest revolving loan fund to provide for stabilization, maintenance, and mothballing of identified historic resources. Further study is needed to determine appropriate funding level, identify potential revenue sources,

Fiscal Impact

Variable, depending on extent of programs implemented.

RECOMMENDATION 2: Survey and inventory historic and cultural resources.

- ◆ Develop a work immediate, mid-range, and long-term preservation planning goals. Prioritize targeted areas for in-depth survey (e.g. NRSA and Priority Project areas).
- ◆ Utilize best practices from peer cities with exemplary and compatible systems. Employ methods to identify historic resources on a broader scale with less intensive survey techniques. Seek innovative techniques such as crowd-sourcing, digital mapping, and electronic survey tools to ensure that historic resources are cataloged expediently.
- ◆ Engage neighborhood representatives and other stakeholders in the evaluation and prioritization of historic and cultural resources within survey areas. Encourage public/private partnerships to enhance survey efforts.
- ◆ Integrate survey results into existing public databases and platforms such as LOJIC, Metro open data portal, and Metro websites. Maintain an inventory of critically endangered buildings to increase public awareness. Engage property owners of identified historic resources to provide technical support and advise on potential treatment options.

Fiscal Impact

Variable depending on extent and type of survey implemented.

RECOMMENDATION 3: Ensure adequate staffing to support a robust preservation program for Louisville Metro.

- ◆ Expand and realign staff and resources dedicated to support Louisville Metro's Historic Preservation program and to implement the recommendations of this report.
- ◆ Develop strategic alliances with the private sector, non-profit organizations, and across Metro Government to coordinate preservation-related activities.
- ◆ Ensure that staff has resources and support to conduct continued identification, monitoring, enforcement, outreach, and incentive/grant development for historic and cultural resources.
- ◆ Establish standard operating procedures for historic resources under Metro Government's ownership to assist with recommendations and treatments.

Fiscal Impact

Variable depending on staffing level expansion and/or realignment.

RECOMMENDATION 4: Implement enhanced regulatory incentives for historic preservation and rehabilitation.

- ◆ Implement an expedited permitting and development review process for projects involving preservation or rehabilitation of historic resources.
- ◆ Examine current parking requirements in relation to historic building reuse and consider increasing parking credits or waiver allowances for rehabilitation and redevelopment of historic properties in priority areas or along identified commercial corridors.
- ◆ Routinely review landmarks requirements, building code, zoning regulations, property maintenance, overlay regulations, and other regulatory requirements in a continued effort to eliminate conflicts, reduce impediments, and to promote historic preservation and rehabilitation.

Fiscal Impact

Minimal fiscal impact associated with this recommendation.

RECOMMENDATION 5: Evaluate and amend local ordinances and programs to enhance protection of historic and cultural resources.

- ◆ Consider adopting an “in lieu mitigation fee” as a condition of approving demolition of historic resources.
- ◆ Require documentation of identified historic resources approved for demolition.
- ◆ Clarify the Wrecking Ordinance (Louisville Metro Code of Ordinances Section 150.110) for buildings over 50-years in age to clarify notice provisions, including notification to all first tier adjoining property owners.
- ◆ Consider an exemption from the 30-day hold requirement when a historic building has been vetted through a public process such as an overlay review or zoning change.
- ◆ Encourage salvaging of materials from demolished historic buildings to be beneficially repurposed and/or reused.
- ◆ Explore developing a process for certifying properties as non-historic.
- ◆ Strengthen enforcement provisions and penalties for unauthorized demolition and demolition-by-neglect.
- ◆ Ensure proper maintenance of Metro-owned historic buildings that have been identified as significant.
- ◆ Consider expanding preservation easement program through the Louisville/Jefferson County Environmental Trust.

Fiscal Impact

A moderate fiscal impact would be anticipated balancing the influx of mitigation fees with program costs for maintenance and mothballing.

RECOMMENDATION 6: Examine the Landmarks Ordinance for areas of improvement to ensure that the process is clear, equitable, efficient, and balanced.

- ◆ Research national best practices, comparable programs from peer cities, as well as other useful resources for possible updates, innovative practices, and new ideas in historic preservation and Landmarks Commission administration.
- ◆ With regard to the designation process, consider clarifying the landmark designation procedural requirements with regard to timing, notice, communications, and appeals to Metro Council.
- ◆ Consider authorizing the Landmarks Commission to initiate designations, and utilizing collected survey data to guide decision-making.
- ◆ Consider clarifications to the economic hardship exemption process with regard to timing of request, basis for request, and reasonable documentation required.
- ◆ Give consideration to making decisions based on the pursuit of health in all policies.

Fiscal Impact

Minimal fiscal impact is anticipated.

RECOMMENDATION 7: Develop marketing and education materials to promote the value of historic preservation and to provide guidance on the available tools for the redevelopment of historic resources.

- ◆ Build partnerships with non-profit organizations, as well as preservation-oriented professionals, to coordinate community education efforts.
- ◆ Engage citizens, the building and development industry, lending institutions, real estate professionals, neighborhood organizations, advocacy groups, policy makers, and other stakeholders in enhanced marketing and public education for preservation and the value and potential of Louisville's historic and cultural resources.
- ◆ These education and marketing efforts would involve creating promotional materials and coordinating regular public informational sessions on regulatory requirements, importance of routine maintenance, available resources and incentive programs, and *economic benefits* of historic preservation.

Fiscal Impact

Minimal fiscal impact would be expected.

RECOMMENDATION 8: Advocate for Federal and State legislation that provides incentives and support for the rehabilitation and reuse of historic properties.

- ◆ Advocate to our Federal representatives in support of the Federal Rehabilitation Tax Credit in order to preserve authenticity of our communities and provide needed incentives for older urban and rural areas that are areas of significant need.
- ◆ Advocate for state legislative changes in support of historic preservation, including supporting the expansion of Kentucky's Historic Tax Credit program in order to significantly impact both large and small projects statewide.
- ◆ Support state legislation to authorize the expansion of the property tax reassessment moratorium to empower local governments to establish, via ordinance, up to a 20-year property tax reassessment moratorium for properties that are at least fifty (50) years or older for the purpose of encouraging the repair, rehabilitation, restoration or stabilization of those properties.

Fiscal Impact

Implementation of this recommendation would have minimal fiscal impacts.

RECOMMENDATION 9: Institute a continued effort to periodically review policies and programs related to historic preservation.

- ◆ Continue to review, study, and incorporate best practices from peer cities for preservation-related programs, incentives, and policies on a regular basis to support sound preservation planning.
- ◆ A periodic five-year review of the preservation plan coinciding with the Comprehensive Plan Update per KRS 100 to ensure coordination with Planning and Design requirements.
- ◆ During the review period, engage citizens, the building and development industry, lending institutions, real estate professionals, neighborhood organizations, advocacy groups, policy makers, and other stakeholders for feedback on existing programs and policies related to historic preservation.

Fiscal Impact

Minimal fiscal impact for this recommendation is expected.

The Task Force sincerely thanks Mayor Fischer for the opportunity to bring together a diverse group of individuals from a wide spectrum of expertise both in preservation and development. The recommendations compiled by the Task Force have taken a new approach to preservation planning for Metro Louisville which incorporate incentives and encourage preservation with proactive measures for the future health of Louisville. These recommendations should be thought of as a holistic set of tools that will lead to a more balanced and incentivized approach to preservation. Historic preservation continues to provide an economic benefit to our community both in terms of attracting visitors and businesses, but also to those that live and work here. Preservation also enhances community well-being by creating a unique sense of place that give citizens familiar touchstones to the past while fostering vibrancy and creativity with the reuse of older buildings. The Task Force agrees that historic preservation is an integral key to a healthy Louisville for the future, and respectfully submits its recommendations as a critical step in supporting our treasured community.

Executive Order

EXECUTIVE ORDER NO. ____ SERIES 2016

AN EXECUTIVE ORDER CREATING THE HISTORIC PRESERVATION ADVISORY TASK FORCE

WHEREAS, Louisville/Jefferson County Metro Government (“Metro”) seeks ways to better honor the community heritage; and

WHEREAS, Metro seeks to create better policies to address preservation planning strategies that anticipate and identify areas where historic preservation and/or adaptive-reuse should be prioritized; and

WHEREAS, the historic built environment is recognized as integral to creating a unique sense of place and is an asset of Louisville;

NOW, THEREFORE, BE IT PROMULGATED BY EXECUTIVE ORDER OF THE HONORABLE GREG FISCHER, MAYOR OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

Section 1. *Creation of the Historic Preservation Advisory Task Force.* There is hereby created the Authentic Louisville Advisory Task Force (“Task Force”).

Section 2. *Composition of Task Force*

(A) The Task Force will consist of the following representatives:

- (1) The Mayor, or his representative,
- (2) A member of the Metro Council appointed by the Metro Council President.
- (3) No less than 14 and up to 21 citizen members appointed by and serving at the pleasure of the Mayor comprised of a diverse geographical representation and reflective of Louisville’s population; appointees shall be knowledgeable of or engaged in the fields of preservation, land use, development, or conservation.

(B) The following ex officio members shall be non-voting staff advisory members of the Task Force:

- (1) The Metro Historic Preservation Officer
- (2) A representative of the Office of Advanced Planning
- (3) A representative of the Office of Planning and Design Services
- (4) A representative of Department of Economic Development

(C) The Task Force shall utilize consensus decision-making through a participatory democratic process. In the event that consensus cannot be reached, all members appointed under Section (A) will have equal voting authority.

(D) All Metro employees serving by virtue of their office shall serve as long as they serve in the position named in (A) or (B) of this Section.

(E) The Mayor shall appoint a Chair or Co-Chairs from the membership.

Section 3. *Meetings.* The Task Force shall meet at least monthly. Additional meetings may be called by the Chair or Co-Chairs.

Section 4. *Work Groups.* Work Groups may be set up as needed by the Task Force to conduct its business. All members shall serve on at least one work group. Citizens are encouraged to participate on work groups, which will be open to all interested.

Section 5. *Duties of the Task Force.*

(A) The Task Force may advise the Mayor on the following:

1. Oversee a system to inventory and prioritize the historic building stock of Louisville/Jefferson County through practical survey techniques.
2. Identify historic buildings from endangered lists and develop a treatment plan for addressing the best outcomes.
3. Recommend financial and/or policy incentives that support redevelopment and historic preservation.
4. Suggest best practices in redevelopment and historic preservation which can inform the Comprehensive Plan update.

(B) The Task Force shall report to the Mayor its initial written findings and recommendations on the items contained in subsection (A) directly above by December 1, 2016. The final written recommendations shall be submitted by May 31, 2017. Upon delivery of the report the Task Force dissolves unless extended by the Mayor.

Section 6. *Staffing.* The Task Force shall be staffed by Metro's Historic Preservation Officer and Louisville Forward.

Section 7. *Compensation.* Members of the Task Force shall serve without compensation, but shall be reimbursed for necessary expenses incurred in the performance of their duties subject to available funds and as approved by the Chief of Louisville Forward.

Section 8. Open Records and Open Meetings. All meetings of the Task Force shall be subject to the Kentucky Open Meetings Act. All records of the Task Force shall be subject to the provisions of the Kentucky Open Records Act.

Section 9. Conflict of interest. Any member of the Task Force that has a direct or indirect financial interest in any matter to be recommended shall disclose the nature of the interest and shall disqualify himself/herself from voting on the matter.

Section 10. This Executive Order shall take effect as of its signing.

Signed this ____ day of _____, 2016, by Greg Fischer, Mayor of Louisville/Jefferson County Metro Government.

GREG FISCHER, MAYOR

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell

Jefferson County Attorney

BY: _____

Initial Findings and Recommendations

Historic Preservation Advisory Task Force

December 1, 2016

Mayor Greg Fischer
527 W. Jefferson St., 4th Floor
Louisville, KY 40205

Dear Mayor Fischer,

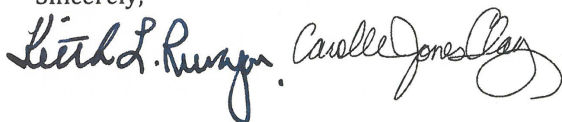
Since its formation in May of 2016, the Historic Preservation Advisory Task Force has been working diligently to evaluate our current system of historic preservation, examine national best practices, and brainstorm ideas for improvement. In addition to holding monthly meetings, we received presentations from experts in the fields of historic preservation and building reuse, and held a retreat last month to dive deeply into many of the ideas developed over these eight months. Through these efforts, the Task Force has formed a consensus on initial findings and recommendations, which the Task Force will focus and sharpen in the coming months.

In reviewing our current historic preservation practices, the Task Force has identified certain challenges that adversely impact their effectiveness, including but not limited to a general lack of understanding of and appreciation for the contribution that older and historic buildings make toward a healthy and economically vital Louisville. In addition, there is currently not a system in place to methodically inventory and prioritize Louisville's historic resources, many citizens are discouraged by the landmarking process, and existing financial and regulatory incentives for preservation are generally weak and uncoordinated. Finally, the limited Metro staff resources dedicated to historic preservation hinders the ability to effectively implement a comprehensive preservation program.

Based upon these initial findings, and drawing upon best practices from peer communities, the Task Force will focus on fine-tuning our initial recommendations to improve our historic preservation program and create incentives to foster market-driven reuse, including enhanced education and marketing efforts, historic site surveys and prioritization of historic resources, regulatory and process improvements, financial incentives and tools to foster redevelopment and adaptive re-use of historic buildings, state legislative changes in support of historic preservation, and the allocation of staff resources. Taken together, these recommendations will form the foundation of a best-in-class toolbox for Louisville Metro to conserve the historic resources that make our city unique, while encouraging the kind of growth that will improve the health and well-being of all of our residents.

We thank you for the opportunity to serve on the Historic Preservation Advisory Task Force and look forward to continuing the process and finalizing our recommendations. We understand that Healthy Places = Healthy People, and that goal, we know, is crucial to your administration.

Sincerely,



Keith L. Runyon and Carolle Jones Clay, Co-Chairs of the Historic Preservation Advisory Task Force



**OFFICE OF THE MAYOR
LOUISVILLE, KENTUCKY**

GREG FISCHER
MAYOR

December 7, 2016

Historic Preservation Advisory Task Force
444 South 5th Street, Suite 300
Louisville, KY 40202

Dear Members of the Task Force:

Thank you for your letter of December 1, 2016, outlining the work of the Historic Preservation Advisory Task Force to date, as well as your initial findings and recommendations. Your letter clearly reflects the thoughtful consideration the Task Force is giving to the issues, and I am encouraged by your progress. As you finalize your recommendations in the coming months, I would appreciate if you would include your suggestions for prioritization, as well as any comments and relevant information you may have related to costs and other financial considerations.

I appreciate your commitment to this effort and service to the community, and look forward to receiving your final recommendations.

Sincerely,

Greg Fischer
Mayor

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